

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Kia R. Holland

Debtor(s)

CHAPTER 13

U.S. Bank National Association (Successor Trustee for  
the Pennsylvania Housing Finance Agency, pursuant to  
said Trust Indenture)

Movant

NO. 23-10674 AMC

vs.

Kia R. Holland

Debtor(s)

Charles W. Stone

Co-Debtor(s)

11 U.S.C. Sections 362 and 1301

Kenneth E. West

Trustee

**ORDER**

AND NOW, this       day of       , 2024 at Philadelphia, upon failure of Debtor(s) and the  
Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay of all proceedings is granted and  
the Automatic Stay of all proceeding, as provided under Section 362 of the Bankruptcy Abuse and Consumer  
Protection Act of 2005 (The Code), 11 U.S.C. Section 362, is modified with respect to the subject premises  
located at 5119 Saul Street, Philadelphia, PA 19124 ("Property), so as to allow Movant, its successors or  
assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in  
rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to  
potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short  
sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or  
purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.

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United States Bankruptcy Judge.